



LOVE LIVING HACKNEY



413a Mare Street, London, E8 1HY

£1,675





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The Home-

This home perfectly balances traditional comfort with modern amenities. Throughout the home, you'll find carpet flooring in the living room, hallway, and bedroom, while the kitchen and bathroom boast tiled floors for durability and easy maintenance. The traditional walls and wooden door promote natural light and airiness in every room. Additionally, traditional heating is present in each room, ensuring a warm and welcoming environment year-round. This home has views towards the Narrow Way and is situated in the heart of Hackney Central, with its excellent shops, cafés, and restaurants.



The Indoors-

As you step into the hallway, you'll immediately notice how it effortlessly connects all the areas of the apartment, creating a seamless flow throughout. This hallway serves as the central hub, guiding you into each room with ease. Entering the main living room, you're greeted with an inviting open-plan design that merges beautifully with the kitchen.

The living room features large windows, not only filling the space with natural light but also provides a lovely view of the surrounding area, making this a perfect spot for relaxation.

Moving into the kitchen, you'll find modern fixtures and fittings that blend style with functionality. The countertop, in-built oven, and sleek tiled flooring contribute to the kitchen's aesthetic. A fridge freezer is integrated into the design, adding convenience to this well-equipped space.

Leaving the living room, the main bathroom is located off the hallway. The bathroom is fully tiled and features a bath with modern fixtures and fittings, ensuring both comfort and efficiency.

Adjacent to the bathroom is the main bedroom, a cosy and inviting space designed to accommodate a double bed. The bedroom is carpeted for added comfort, and the window allows for natural lighting and a refreshing breeze, enhancing the room's ambiance.

Loving The Location

The apartment is close to the popular green spaces of London





Fields, Hackney Downs and Victoria Park. There are many fantastic restaurants locally, notably Lardo and Raw Duck on Richmond Road, and Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park and Broadway Market, which is a short walk away, along the Regent's Canal Path. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, whilst Hackney Downs also offers direct trains to Liverpool Street. Bethnal Green Underground Station, easily accessible by bus, has excellent links to central London via the Central Line.

Directions





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PALM VAULTS



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TOP NAILS
413 MARC STREET PROFESSIONAL NAIL CARE FOR LADIES & GENTLEMEN 0208 8986 1978



PALETTE



Lyca SIMONS Lyca
Mobile Mobile



Herbal Zen
ACUPUNCTURE MASSAGE CUPPING HERBAL



Floor Plans



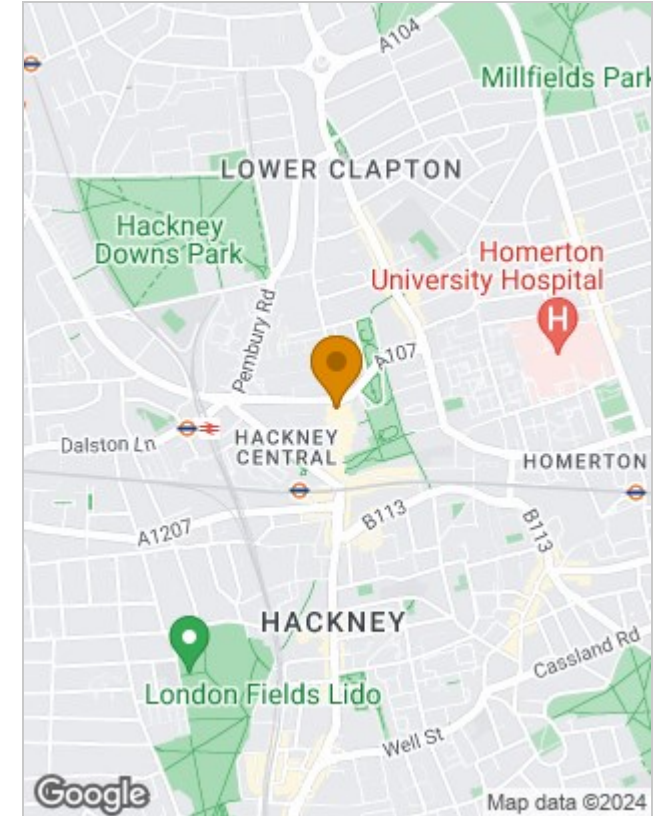
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		